



THE STORY OF

The Old Library

Necton, Norfolk

SOWERBYS

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The Old Library

22 School Road, Necton,
Norfolk, PE37 8HT

Charming Period Residence

Spacious Detached Five Bedroom Home

Three Reception Rooms and Convenient Utility

Garage and Secure Off-Road Parking

Versatile Garden Office/Studio with Power

Well-Equipped Kitchen and Bathrooms

Gas Central Heating and Energy
Efficient Air Source Heat Pump

Picturesque Views of Necton Village Church

An Abundance of History Behind this Hidden Gem

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“... an exciting opportunity to craft your dream home.”

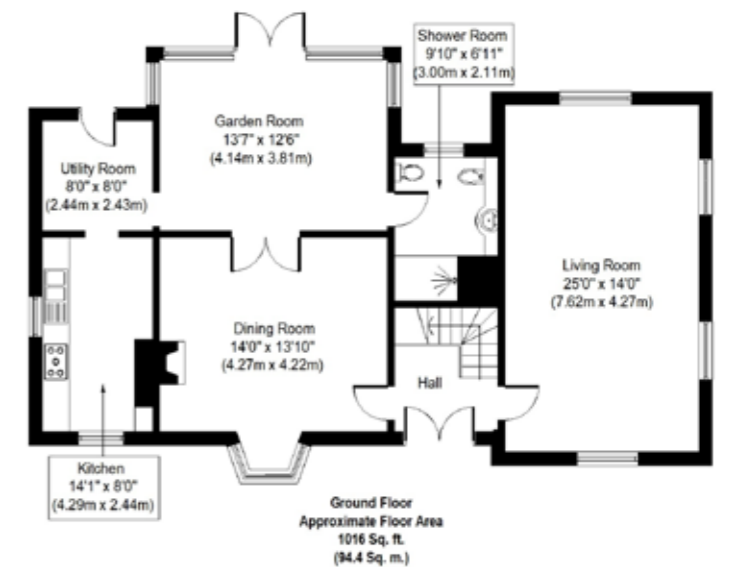
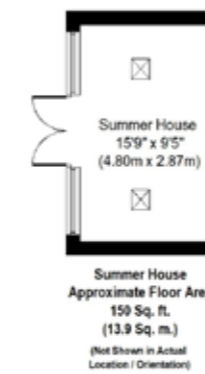
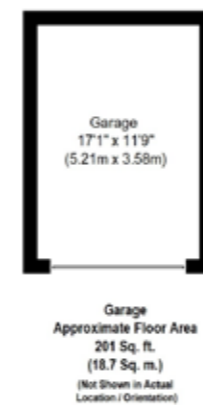
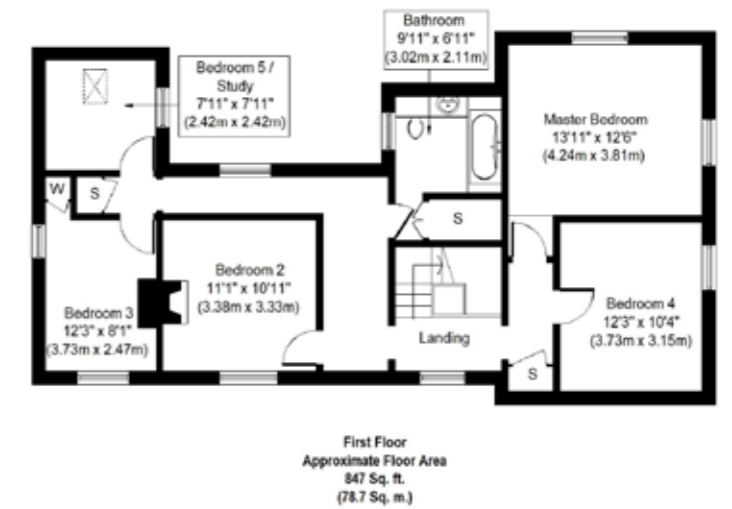
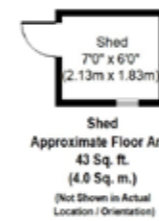
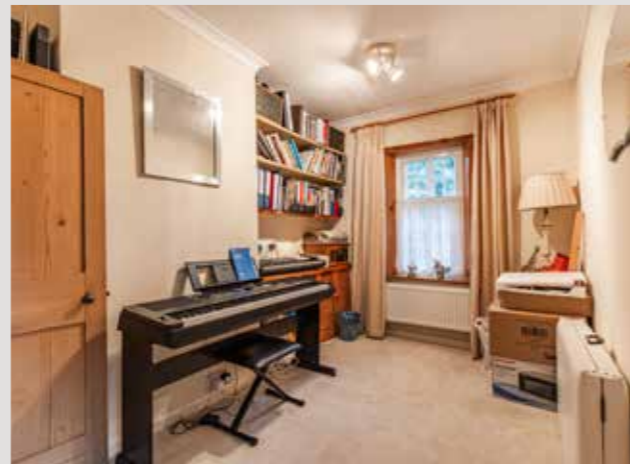
A hidden gem within the heart of Necton, The Old Library is an extraordinary detached five bedroom home, with idyllic views of the village church. Originally this property was once the village library and church reading room, this charming period residence stands as a testament to timeless elegance.

The ground floor comprises of a shower room and three refined reception rooms: each one flooded with natural light. The dining room features a

multi-fuel burning stove; perfect for the winter months infusing the room with additional warmth and a sense of cosiness. The kitchen has a utility adjoining for added practicality.

Ascending to the first floor five bedrooms of all different shapes and sizes can be found as well as a family bathroom. While a bit of modernising may be in order, the possibilities are endless, providing an exciting opportunity to craft your dream home.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

As you drive in through the gates, a large garage and garden studio/office can be found, with mature shrubs, perennials, and beautiful green luscious lawn. The garden itself is maintained meticulously by the present owner.



Marrying the allure of history with the convenience of contemporary living, this residence invites you to explore its potential. Viewing is highly recommended to truly appreciate the essence of this exceptional property and envision the endless possibilities it holds.



ALL THE REASONS



Necton

IN NORFOLK
IS THE PLACE TO CALL HOME



Sat between Swaffham and Dereham, just off the A47 main route between King's Lynn and Norwich, Necton

offers the best of both

traditional, rural living in the heart of the Brecklands along with easy access to every point of the county compass. A commuter's idyllic hideaway definitely, but with Thetford Forest just 30 minutes away, there's plenty of adventuring to be had for those who love to explore the great outdoors – load up the bikes to enjoy the cool of the forest trails on a hot summer's day, challenge yourselves on the high wires at Go Ape, or simply unpack a picnic under the towering trees and reconnect with nature.

Historically, Necton appears in the Domesday Book as Nechetuna, meaning 'town or settlement by a neck of land' as it sits at the

foot of a ridge, and Grade I listed All Saints' church has a vast hammer beam and arch braced roof with carved angels which is a fabulous place to sit and contemplate – the Countess of Warwick is said to be buried in the churchyard.

Follow Tuns Road a little further and turn into Mill Street which once was a centre of industry when a five-storey windmill ground flour from crops grown in surrounding farmland. By 1970, the once towering building had been converted into a single-storey residence with a flat roof and this has been a shop through the decades. Enjoy a glass and a home cooked meal at the local pub, the appropriately named The Windmill Inn. Looking to the future, just outside Necton a new sub-station will harness energy from off-shore wind farms on the east coast, once again putting this thriving village community on the map.



Note from Sowerbys



“This property is a must see, exuding so much charm and character it is truly a gem hidden in Necton.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity, gas and drainage. Air source heat pump with gas boiler as a backup.

COUNCIL TAX

Band E.

ENERGY EFFICIENCY RATING

E. Ref:- 0798-0994-7242-1638-3900

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///lion.mystery.inflates

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS



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